

**RESOLUTION OF THE TOWN OF NEW WINDSOR
PLANNING BOARD REGARDING PRELIMINARY
LAYOUT APPROVAL OF MEADOWBROOK ESTATES SUBDIVISION**

WHEREAS, on May 23, 2001, an application including a Full Environmental Assessment Form was filed with the Town of New Windsor Planning Board by Land Master Community Builders, LLC for approval of preliminary layout of a subdivision at Route 94, Town of New Windsor and Cornwall to be known as Meadowbrook Estates, and

WHEREAS, the Planning Board met on several occasions to consider said application, and directed the applicant to prepare a Part III EAF addressing environmental concerns identified by the Planning Board and a public hearing was scheduled to consider the same, and

WHEREAS, two public hearings were conducted by said Planning Board on April 23, 2003 and June 25, 2003 at the Town of New Windsor Town Hall, at which hearing information was presented relating to such application and members of the public were provided the opportunity to speak; and

WHEREAS, the Planning Board as lead agency under SEQR has adopted a Negative Declaration for this project which is incorporated into this resolution as if fully set forth herein, and

WHEREAS, the requirements of the subdivision regulations for the Town of New Windsor have been met by said preliminary subdivision layout and application,

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Town of New Windsor hereby grants the preliminary subdivision approval subject to the conditions listed in the review prepared by the Engineer for the Planning Board, and any other conditions set forth by the Planning Board members at this meeting.